

City Council
Atlanta, Georgia

02-0 -1993

AN ORDINANCE
BY: ZONING COMMITTEE

U-02-32
10-15-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-08.005(1)(i) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Nursing Home** is hereby approved. Said use is granted to **Westminster Presbyterian Homes, Inc.** and is to be located at **2911 Pharr Court South, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **100** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

All that tract or parcel of land lying and being in Land Lot 100 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the east side of Pharr Court South, 461.0 feet south of the intersection of the south side of Pharr Road (50' r/w) and the east side of Pharr Court South (50' r/w), thence S31°18'40"E, 450.66 feet to the True Point of Beginning. Thence N32°00'52"E, 13.0 feet to a point; thence S57°59'08"E, 19.31 feet to a point; thence N32°00'52"E, 23.0 feet to a point; thence N57°59'08"W, 26.31 feet to a point; thence N32°00'52"E, 16.86 feet to a point; thence S57°59'08"E, 8.50 feet to a point; thence N32°00'52"E, 26.67 feet to a point; thence S57°59'08"E, 4.50 feet to a point; thence N32°00'52"E, 10.80 feet to a point; thence N57°59'08"W, 4.50 feet to a point; thence N32°00'52"E, 26.67 feet to a point; thence S57°59'08"E, 39.0 feet to a point; thence N32°00'52"E, 12.0 feet to a point; thence S57°59'08"E, 22.0 feet to a point; thence S32°00'52"W, 20.0 feet to a point; thence S57°59'08"E, 8.0 feet to a point; thence S32°00'52"W, 158.00 feet to a point; thence N57°59'08"W, 122.50 feet to a point; thence N32°00'52"E, 16.0 feet to a point; thence S57°59'08"E, 33.50 feet to a point; thence N32°00'52"E, 33.0 feet to a point; thence S57°59'08"E, 18.50 feet to the True Point of Beginning.

The tract or parcel of land herein described contains 0.296 acres or 12,874.58 square feet, more or less, and is shown as Tract "C" on, and described according to, that certain ALTA Survey for the Secretary of Housing and Urban Development, Federal Housing Administration, Continental Wingate Associates, Inc., Chicago Title Insurance Company and The Pavilion of Campbell-Stone, Inc., dated October 9, 1998, prepared by Robert B. Betterton, G.R.L.S. #2496 (the "Survey"), which survey is incorporated herein by reference.

TOGETHER WITH:

THAT PORTION OF THE AIR SPACE lying above a horizontal plane at an Elevation of 960.00 feet above United States Coast and Geodetic Survey 1929 Adjusted Mean Sea Level over the following described property:

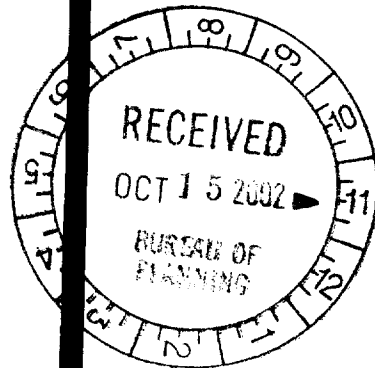
All that tract or parcel of land lying and being in Land Lot 100 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the east side of Pharr Court South, 461.0 feet south of the intersection of the south side of Pharr Road (50' r/w) and the east side of Pharr Court South (50' r/w), thence S31°18'40"E, 450.66 feet to the True Point of Beginning. Thence N57°59'08"W, 8.69 feet to a point; thence N32°00'52"E, 33.0 feet to a point; thence S57°59'08"E, 6.60 feet to a point; thence N32°00'52"E, 3.0 feet to a point; thence S57°59'08"E, 21.4 feet to a point; thence S32°00'52"W, 23.0 feet to a point; N57°59'08"W, 19.31 feet to a point; thence S32°00'52"W, 13.0 feet to the True Point of Beginning.

The tract or parcel of land herein described contains 0.017 acres or 737.17 square feet, more or less, and is shown as Tract "D" on, and described according to, the Survey.

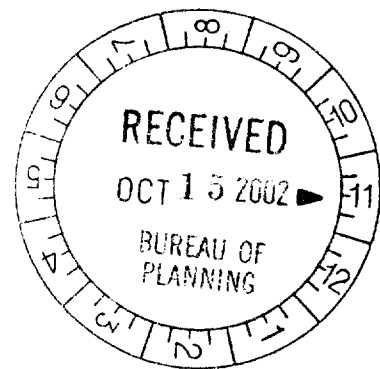
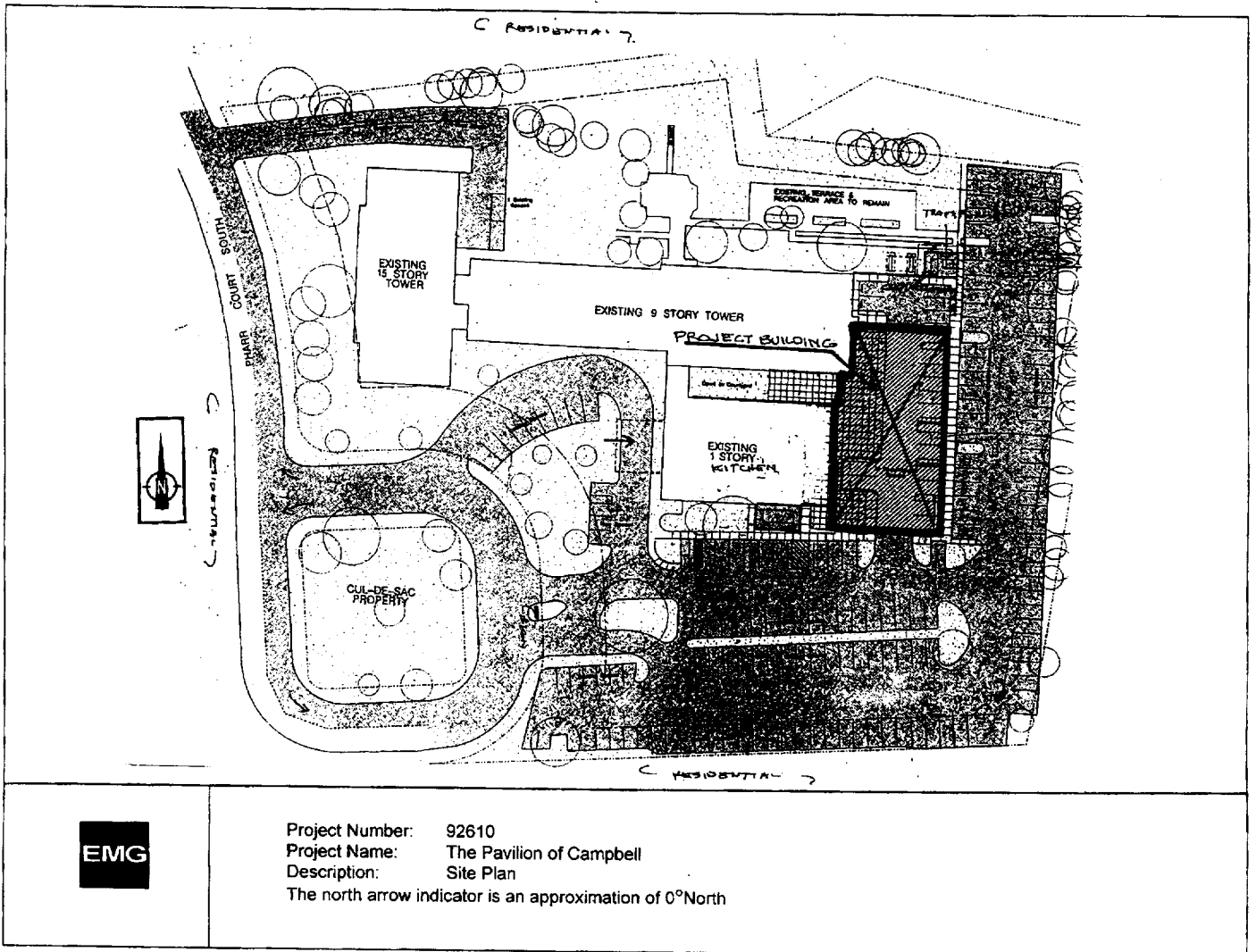
TOGETHER WITH those appurtenant easements described in that certain Easement and Conveyance Agreement between Campbell-Stone Apartments, Inc. and Bradco, Inc., dated March 24, 1991, filed March 26, 1991, recorded in Deed Book 15132, Page 270, Fulton County, Georgia Records.

TOGETHER WITH those appurtenant easements described in that certain Joint and Reciprocal Easement Agreement between The Pavilion of Campbell-Stone, Inc. and Campbell-Stone Apartments, Inc., dated October 14, 1998, to be recorded in the Fulton County, Georgia Records.



U-02-32

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[illegible]

As a matter of information, *Monroe's* address is 44 Cable Station, Portland, Maine. *Camelot's* 1950-1951 agreement dated July 31, 1950, between *Camelot's* 1950-1951 agreement, *Monroe's* and *Alvin's* (a) participation in the agreement dated July 31, 1950, and being recorded in David Book, 18000, Page 38, encumbers the property. But is not includable.

For more information, call or write:
 4000 17th Avenue, Suite 100
 Boulder, CO 80501
 1-800-441-1000

[illegible]

RECEIVED
OCT 15 2002
BUREAU OF
ENFORCEMENT

U-02-32

ALTA SURVEY

OF PROPERTY IN
LAND LOTS 100
17TH DISTRICT
NORTH COUNTY, GEORGIA
SECTION 3, 998
SCALE 1" = 30'

PREPARED FOR:

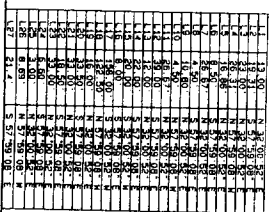
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
CONTINENTAL WINGATE
ASSOCIATES, INC.
CHICAGO TITLE INSURANCE COMPANY
THE PAVILION OF
CAMPBELL-STONE, INC.

REVISED AND REPRODUCED
BY THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
12/1/70

PREPARED BY:
BETTERTON SURVEYING & DESIGN, INC.
F. K. A. HERRON & BETTERTON, INC.
LAND SURVEYING/PLANNING
DEVELOPMENT DESIGN & SUPERVISION
1639 LOWER ROSSELL ROAD
MARIETTA, GEORGIA 30068
(770) 971-5079
FILE: 96141ALT1.PRO

FILE: 96141ALT.PRO

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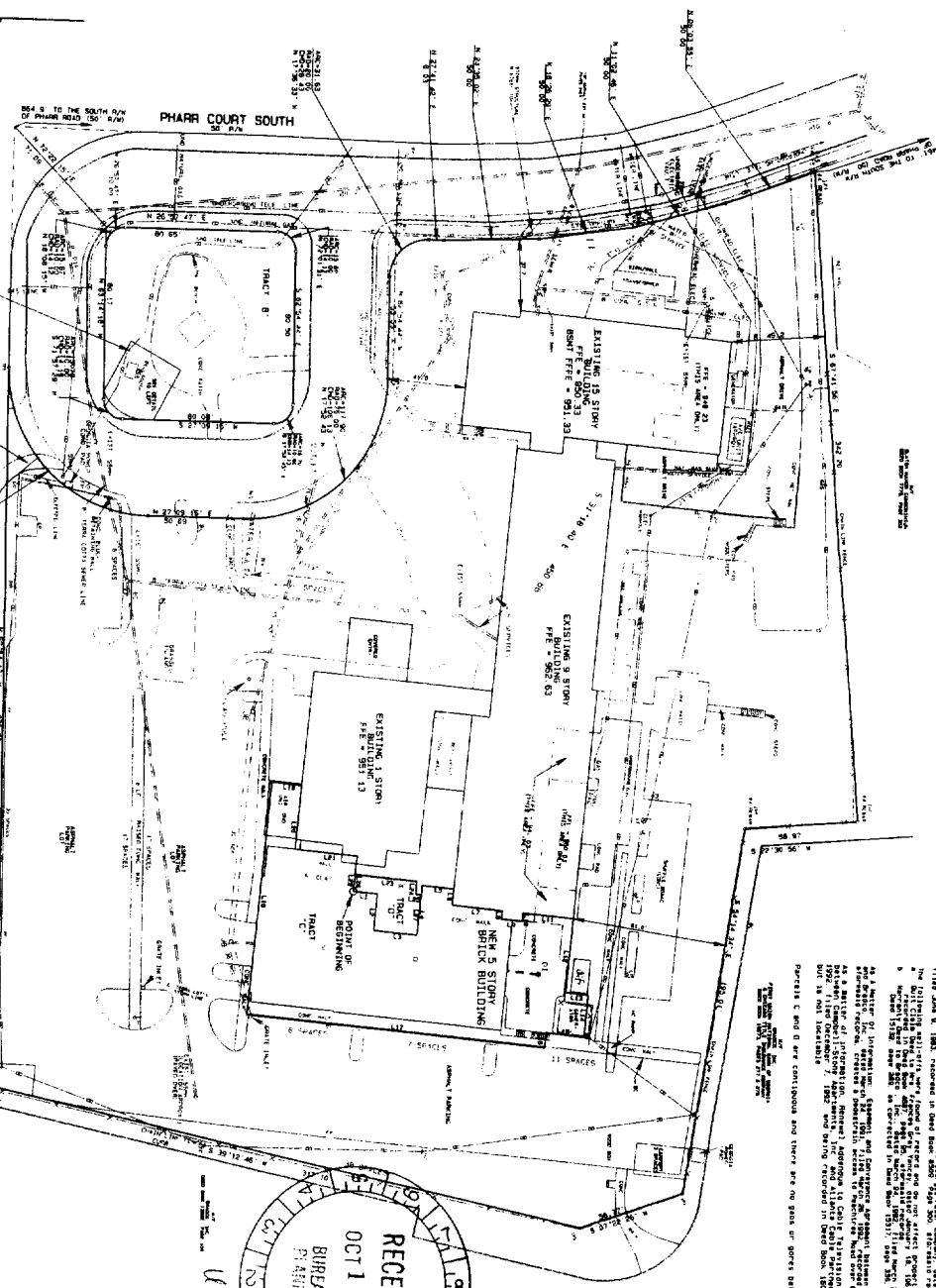


DRIVEWAY EASEMENT DETAIL

DRIVEWAY EASEMENT DETAIL

LEADS

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CALL BEFORE YOU DIG
1-800-282-7411
"ITS THE LAW"

SITE AREA - 3.769 ACRES
(LESS TRACTS "C" & "D")
164,199.42 SQUARE FEET
ISLAND AREA = 0.229 ACRES
9,975.24 SQUARE FEET

TRACT "C" - 0.296 ACRES
12.874.58 SQUARE FEET
TRACT "D" - 0.017 ACRES
737.17 SQUARE FEET

THROUGH FIELD LOCATION, UTILITY LOCATIONS, LEGAL DOCUMENTS AND LOCATE ALL UNDERGROUND UTILITIES
DESIGN, INC. DOES NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN HERE. NEITHER SURVEYING
NOR DOES IT GUARANTEE THAT ALL ARE SHOWN